

RETURNS: Each defendant was served according to law, as indicated below, unless not found.

Name	ARGOSY EDUCATION GROUP INC.	
Address	1550 Wilson Blvd # 500, Arlington VA 22209	
<input type="checkbox"/> Personal Service Tel. No. _____		
<input type="checkbox"/> Being unable to make personal service, a copy was delivered in the following manner: <input type="checkbox"/> Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode of party named above after giving information of its purport. List name, age of recipient, and relation of recipient to party named above.		
<input type="checkbox"/> Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above. (Other authorized recipient not found.) <input type="checkbox"/> Served on the Secretary of the Commonwealth		
<input type="checkbox"/> Not found _____ Name Address DATE		
<input type="checkbox"/> Personal Service Tel. No. _____ <input type="checkbox"/> Being unable to make personal service, a copy was delivered in the following manner: <input type="checkbox"/> Delivered to family member (not temporary sojourner or guest) age 16 or older at usual place of abode of party named above after giving information of its purport. List name, age of recipient, and relation of recipient to party named above.		
<input type="checkbox"/> Posted on front door or such other door as appears to be the main entrance of usual place of abode, address listed above. (Other authorized recipient not found.) <input type="checkbox"/> Served on the Secretary of the Commonwealth		
<input type="checkbox"/> Not found _____ Name Address DATE		

To the Defendant(s):

- (1) The preferred location for an Unlawful Detainer action is the city or county where the property is located. If the plaintiff has filed this case in a city or county other than where the property you rent is located, you may object to the location. The court may transfer the case to the preferred location, if the court agrees with you. The court may award costs and attorney's fees to you if the court agrees with your objection. To object to the location of the suit, you must do the following:
 - Prepare a written request which contains (a) this court's name, (b) the case number and the "return date" as shown on the other side of this form in the left column under the words "TO THE DEFENDANT(S)" (c) Plaintiff(s)' name(s) and your name(s), (d) "I move to object to venue of this case in this court because" and state the reasons for your objection and also state in which city or county the case should be tried, and (e) your signature and mailing address.
 - File the written request in the clerk's office before the trial date (use the mail at your own risk) or give it to the judge when your case is called on the return date. Also send or deliver a copy to the plaintiff.
 - If you mail your written request to the court, the clerk will notify you of the judge's decision.

- (2) If you pay the landlord or his attorney or pay into court all (i) rent due and owing as of the court date as contracted for in the rental agreement, (ii) other charges and fees as contracted for in the rental agreement, (iii) late charges contracted for in the rental agreement, (iv) reasonable attorney fees as contracted for in the rental agreement or as provided by law, and (v) costs of the proceeding as provided by law, this unlawful detainer action will be dismissed pursuant to Virginia Code § 55-24.3 or 55-248.34:1. You may exercise this right only once every 12 months that you continue to live in the same place, regardless of the term of the rental agreement or any renewal term.
- (3) You may tell your landlord that you want another person to receive a copy of this summons, and the landlord shall send a copy to that person. However, the person you identify will not, by receiving a copy of the summons, become a party to the case or be able to challenge the landlord's actions on your behalf. Virginia Code § 55-248.9:1.

I certify that I mailed a copy of this document to the defendants named therein at the address show therein on

01/11/2019


 PLAINTIFF PLAINTIFF'S ATTORNEY PLAINTIFF'S AGENT

Fi. Fa. issued on

Interrogatories issued on

Garnishment issued on

1. Plaintiff is the owner / management agent of the commercial property listed on the Summons for Unlawful Detainer.

2. Defendant is the tenant of said property subject to a commercial lease agreement, a true and accurate copy of which is included herewith.

3. Defendant breached the commercial lease by failing to timely pay rent, late fees and/or utilities.

4. Defendant's commercial lease with Plaintiff provides for a waiver of any notice prior to filing suit in the event of a monetary breach.

5. Through the initial return, Defendant owes the following amounts:

a. Rent: \$ 596791.57

b. Late Fees: \$ 27908.88

Plaintiff requests judgment for such amounts, plus interest, costs, attorney's fees and possession.

6. Plaintiff also claims any and all amounts coming due through final hearing on this case.

7. Upon information and belief, Defendant is not in the active service of the U.S. Military. The above statement is based upon the following facts: Defendant is a corporal.

8. The Plaintiff has engaged legal counsel to prosecute this case for the Plaintiff and has agreed to pay the attorney a reasonable fee for his services.

ALFRED AVI

Defendant.

ARGOSY EDUCATION GROUP INC.

Case No.

-A

Plaintiff,

1550 and 1560 Wilson Co, LLC 1550 Wilson Blvd.

IN THE GENERAL DISTRICT COURT OF ARLINGTON COUNTY, VIRGINIA